

UNDERGROUND DRAINAGE:
To be 100mm diameter 'OSMAK' (or similar) underground UPVC pipes and fittings with flexible joints laid to a min 1:80 fall on a bed and surround of 150mm selected pea shingle. Linlets to be placed or ducts formed in wall/roofs where drains pass through. Voids between pipes and ducts to be packed with fibreglass. Provide 150mm thick C20 grade concrete protection slab to drains where they pass under vehicular driveways, incorporating a layer of A252 fabric.

SOAKAWAYS:
To positions indicated provide and install soakaways with a min capacity of one cubic metre of hardcore below invert level. Soakaway shall be finished min 450mm below ground level with weak mix concrete capping. Soakways to be positioned min 5.00m from any building. Final dimensions and depth of soakaway to depend on soil conditions encountered on site. Main contractor to carry out a percolation test at soakaway locations, the results of which are to be reported to the Architect to enable final design of soakaway and drains to be established.

INSPECTION CHAMBERS:
450/250mm Dia polypropylene inspection chamber on a bed and surround of 150mm pea shingle, complete with C.I. cover and frame.

ABOVE GROUND DRAINAGE:
All to be in accordance with BS 5572 1978. All pipework is to be UPVC and supplied by 'Marley Extrusions Ltd'. Traps to be 'Marley' Monitor anti-siphonage deep seal type. Waste sizes to be as follows: WC suites 110mm diameter. Baths, sinks and showers 50mm diameter. Basins 30mm diameter. Combined wastes 50mm diameter. Soil and vent pipes to be 110mm diameter cast iron, terminated min 1000mm above window heads with a patent UPVC terminal or into a vent pipe via a flexible pipe supplied by the manufacturer. SVP's to terminate via a ventilator. All internal SVP's are to be boxed in with plasterboard, and skin finished. Boxing to be infilled with fibre quilt insulation.

EXTERNAL WALL CONSTRUCTION:
Exterior walls to be constructed of 100mm facing brickwork to match existing with 50mm thick outer skin of facing brickwork to match existing 80mm cavity filled with 80mm thick cavity insulation batts. (Blockwork or cavity 100mm thick loadbearing external concrete blockwork over skin to match existing plaster with 10mm plaster. Wall barriers to be 70mm wall extension profile). Skins of wall to be tied together with inert non-compressive wall ties at max 750mm horizontal c/c and max 450mm vertical c/c. All non-visible walls below DPC level are to be common brickwork. Cavity walls below DPC level are to be cavity filled with weak-mix concrete. (U VALUE 0.25 W/m².K)

GROUND FLOOR CONSTRUCTION:
Form thick concrete slab and sand dross reinforced with a layer of chicken wire reinforcement.
100mm thick concrete slab with A42 Steel reinforcement.
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CEILING FINISH GENERAL:
12.5mm plasterboard ceiling with skin coat finish in plaster under, with a 1000 gsm polyurethane vapour check.

ROOF COVERING GENERAL:
Install over timber plain to match existing. To be checked on site. Install 50 x 175mm C16 grade rafters spaced at Max 400mm c/c over one beam (175 50mm) timber joists. The rafters are evenly spaced due to the ends being exposed.
Roof construction to match existing. To be checked on site. Install 50 x 175mm C16 grade rafters spaced at Max 400mm c/c over one beam (175 50mm) timber joists. The rafters are evenly spaced due to the ends being exposed.
Roof rafters to be min 175 x 50mm C16 timbers.
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INTERNAL WALL CONSTRUCTION:
Ground floor internal loadbearing walls are to be 100/150mm thick loadbearing concrete blockwork, built directly off floor and 13mm plastered to both sides.
Ground floor internal non-loadbearing walls are to be 100mm thick lightweight blockwork, built directly off floor and 13mm plastered to both sides.
First floor internal loadbearing walls are to be 100/150mm thick loadbearing concrete blockwork non-loadbearing walls are to be 100/50mm softwood studs at 400mm c/c built off 100/50mm sole and head plates secured to the floor/ceiling respectively. Provide 100/50mm noggins at 600mm vertical c/c and pack between with 100mm thick mineral wool sound insulation quilt. Clad to habitable spaces with 12.5mm plasterboard with a skim coat plaster finish.

ELECTRICAL:
Inspection and completion certificates to be obtained from 'EDF' or an approved 'NICEIC' member on completion. All parts of electrical installation to be earthed to the earth terminal and connected to the equipotential bonding in accordance with IEE regulations. All cables under floors are to be clipped to supports protected against damage from heating pipes or otherwise. Cables in plaster must be channeled within conduit or channelling.
Light switches, etc. are to be installed in full accordance with Building Regulations 1999 part M for case of any disabled persons.
(Switches and sockets outlets to be between 450mm and 1200mm from finished floor level)
Install 'Top Hats' Fire Protection system over all recessed light fittings to prevent fire spread from floor to floor.

SMOKE ALARMS:
To positions indicated provide mains-operated self-contained smoke alarms conforming to BS 5446 part 1. All smoke alarms are to be interconnected and permanently wired to a separately fused circuit at the distribution board. Smoke alarms should not be positioned within 300mm of any wall or ceiling light fittings.

VENTILATION:
All opening windows are to be fitted security casement stays with trickle vents to provide min 8000 sq mm of background ventilation to each room unless stated otherwise below. To all sanitary accommodation provide background ventilation of min 4000 sq mm and mechanical extract fans capable of extracting air at a rate of 15 litres per second, operated either on the light switch of the room or by a separate pull chord switch. Fans are to have 15 minutes run-over time.

HEATING AND HOT WATER:
Existing heating system to be extended using existing 2 No. oil fired condensing boilers.
Heating Controls: Zone controls to be provided to system with a minimum of 4 zones.
Timing devices to control heating periods are to be incorporated together with interlock controls to switch off boiler when no heat is required. Radiators to be fitted with thermostatically controlled valves.
Pipework: All runs in unheated areas are to be insulated in accordance with BS 5422. All hot pipes are to be insulated for at least 1 metre from their connection points, or up to where they become concealed, with 15mm insulation, having a thermal conductivity of at least 0.045 w/m.k.
Magflow heating unit to comply with BS 1566 or BS 3198 together with thermostats and timer control. Factory applied insulation to be provided to cylinder to restrict heat loss to 1 watt per fire or less. Cylinder size to be designed so to provide adequate supply throughout the house at all times.



REV A: COY ROOM REMOVED, BRICKS KEPT MOVING FOLLOWING CLIENT REQUEST. 17/07/07
REV A: GENERALLY UPDATED. 18/06/07

NO.	DESCRIPTION	DATE
1	PROPOSED GROUND FLOOR PLANS	3755
2	ALTERATIONS AND EXTENSIONS,	208
3	106 HIGH STREET,	1:50
4	HEDSTON, SUFFOLK.	APRIL 2007
5	HEATHPATCH LTD.	JR



NOTE:
ALL DIMENSIONS TO BE CHECKED BY THE MAIN CONTRACTOR AND ANY DISCREPANCIES REGARDING THIS OR OTHERWISE ARE TO BE REPORTED TO THE ARCHITECT.
ALL DIMENSIONS ARE TO STRUCTURE ONLY AND DO NOT TAKE INTO ACCOUNT FINISHES SUCH AS PLASTER OR TILES.
MAIN CONTRACTOR IS TO OBTAIN ALL RELEVANT APPROVALS AND CONSENTS WITH REGARD TO SERVICES AND BUILDING REGULATIONS INSPECTIONS, ETC.
THE MAIN CONTRACTOR IS TO PROVIDE SAMPLES OF ALL MATERIALS TO BE USED, IE: BRICKWORK, TILES, TIMBER, ETC FOR CLIENT, ARCHITECT AND LOCAL AUTHORITY APPROVALS.

NOTE:
EXISTING BRICK TO EXTERNAL WALLS OF NO. 106 TO BE REPAIRED TO MATCH EXISTING. ALL JOINTS TO BE REPAIRED AT 150mm INTERVALS. TO MATCH EXISTING. 100% COVERAGE OVER NEW ONE. BRICKING OVER.

NOTE:
EXISTING LEVEL CONCRETE TO REMAIN IN PLACE THROUGHOUT THE PROJECT.

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